



To whom it may concern:

Please enter my public comment of 3/8/12, given at the Planning Commission Study Session on Banning Ranch DEIR Impacts into the Administrative Record.

Thank you,
Suzanne Forster

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3-8-12 PLANNING COMMISSION STUDY SESSION ON BR DEIR
IMPACTS

PUBLIC COMMENT:

My name is Suzanne Forster. I'm a resident of Newport Beach.

I appreciate the opportunity to talk about the Projects impacts today, but I don't think two hours is enough to cover a project of this magnitude. There are too many health and safety issues. Banning Ranch is a 400-acre oil field with nearly 500 wells sitting on active fault lines within the Newport Inglewood Fault Zone—and there are 25 other Fault Zones in the vicinity.

It appears to be a hotbed of potential earthquake activity and the DEIR talks about the potential for liquefaction in the lowlands and earthquake-induced landslides in the west-facing bluffs. All of these areas have been identified as a zones requiring investigation for liquefaction.

So, have these investigations been done? If not, when are they going to be done?

IMO, any potential for liquefaction of an oil field with homes sitting on top of it is too big a risk. But not just to the public. To the City. This exposes the City to liability. That's why this project should not be rushed through the approval process or rubber stamped. There's too much at stake.

The real problem with the DEIR is the omissions. Many written public comments addressed this—and Sandra Genis wrote a 20-page letter that addresses nothing but DEIR omissions.

Her comments on the site's earthquake potential included these questions: Shouldn't fault zone data be updated and setback limits refined in compliance with existing State standards *before* the project is

approved? Shouldn't more trenching to further refine fault mapping be completed *before* the project is approved?

Matt Hageman's 7-page letter on the oil field toxins asks that the DEIR be rewritten to include the necessary regulatory oversight, rather than deferring that oversight until *after* the DEIR is approved. His letter says this:

"According to the DEIR 'prior to the issuance of the first City-issued permit,' the RWQCB will receive a final Remedial Action Plan to 'allow for site disturbance unrelated to oil remediation activities. Therefore, **no agency review of the contaminants and plans for cleanup will occur until after DEIR certification**'."

Matt Hageman is an expert, but you don't have to be an expert to know that's totally backwards. And it's what makes this project unsafe.

The DEIR also overlooks the **health hazards** of developing an oil field for residential use. A producing oil field creates unregulated oil wastes that contain very dangerous toxins, the kind that cause cancer and birth defects.

Pollution is another problem. The air pollution from the construction and the traffic this project will create are not just local impacts, they're **regional**. Everyone's air will be affected. But according to EQAC, there are no ambient air analyses in the DEIR for pollutants like Nitrogen Oxide, which actually eats away at lung tissue from the inside.

I can't begin to list all the omissions in three minutes, but what concerns me about these study sessions is that we're talking about the impacts last. Given the potential hazards of this project, the impacts should have been considered first. If a project is **unsafe** for the public, what's the point of talking about architecture styles and how many bars the hotel will have?

Thank you.